

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
November 19, 2014

1. CALL TO ORDER.

Chairman Kenneth Springs called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2014	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2015	FEBRUARY	MARCH	APRIL	MAY	JUNE	COMMISSION MEMBERS
X	X	X	X	X								Kenneth Springs, Chairman
X	X	X	X	X								Bruce Strom, Vice-Chairman
X		X		X								Eric Hansen, Secretary
	X		X	X								Mayor Mike Houston – <u>M. Farmer</u>
X	X			X								Andy Van Meter – <u>B. McFadden</u>
	X	X		X								Alderman Sam Cahnman
												Alderman Cory Jobe
												Greg Stumpf
X	X	X		X								Andy Goleman – <u>C. Stratton</u>
X	X	X	X	X								Leslie Sgro – <u>E. McKinley</u>
X	X	X	X	X								Frank Vala – <u>R. Blickensderfer</u>
X	X	X		X								Brian Brewer – <u>F. Squires</u>
X	X	X	X	X								Dick Ciotti – <u>G. Humphrey</u>
X	X	X	X	X								Jeff Vose
X		X		X								Larry Hamlin
												Bill Moss
X	X	X	X	X								Brad Mills

Others

Maureen Bluhm
Jonathan Grzywa

Staff

Molly Berns
Steve Keenan
Mary Jane Niemann

3. **MINUTES OF MEETING.**

Chairman Springs asked if there were any additions or corrections to the minutes of the October 15, 2014 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

Chairman Springs noted that the Commission's Executive Policy Board met on October 15, 2014 to act on items related to approval of the Commission's budget request for the new County Fiscal Year. The actions taken were addressed in the minutes of that meeting which were made available to the Commissioners. (See attached). Chairman Springs asked if there were any questions concerning that meeting. There were none.

Chairman Springs then asked if any Executive Policy Board members had any additions or corrections to those minutes. There were none.

Bruce Strom moved to approve the minutes of the October 15, 2014 Executive Policy Board as presented. Brad Mills seconded the motion and the roll call vote was unanimous.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

In the absence of Norm Sims, Molly Berns gave the report of the Executive Director.

A. **2015 Meeting Schedule** – Molly Berns stated that a list of 2015 SSCRPC meeting dates was available at the back of the room. (See attached).

B. **Happy Thanksgiving** - On behalf of the SSCRPC staff, Berns wished everyone a Happy Thanksgiving.

7. **CORRESPONDENCE.**

Berns summarized a piece of correspondence that the SSCRPC received regarding Notice of No Significant Impact and Notice of Intent to Request Release of Funds. (See attached). The correspondence states that the City of Springfield will submit a request to the U.S. Department of Housing (HUD) for the release of FFY 2014 CDBG funds. The correspondence states that the City of Springfield has determined that the project will have no significant impact on the human environment. Berns stated that the SSCRPC staff agreed that it will have no significant impact. There was no need for any action by Regional Planning Commission members.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Land Subdivision Committee – Steve Keenan presented three projects, all within the City of Springfield's subdivision jurisdiction, to be reviewed by the Planning Commission this month.

Redivision of Lot 6 of Pleasant Park – 1st Addition

Location & Sketch Map

Variance of Sec. 153.158(B)(2) – Lot Arrangement

Description: Pt. NE ¼, & NW ¼, Section 14, T15N, R6W – South side of Wabash Avenue between Pleasant Run and South Meadowbrook Road

LSC Action: Recommend approval of a Variance of Sec. 153.158(B)(2) – Lot Arrangement – to allow one lot without access to a public street and recommend approval of the location & sketch map.

Steve Keenan said this development consists of two lots on one acre. He noted there is no access to Wabash Avenue, which triggered a Variance of Sec. 153.158 (B)(2) – Lot Arrangement – to allow Lot 2 access through a private drive.

Redivision of Lot 6 of Pleasant Park – 1st Addition

Preliminary Plan

Description: Pt. NE ¼ & NW ¼, Sec. 14, T15N, R6W – South side of Wabash Avenue, between Pleasant Run and South Meadowbrook Road

LSC Action: Recommend approval of the preliminary plan.

Keenan noted this site is located between Pleasant Run Drive and Meadowbrook Road. Access will be off of Birch Grove Drive since access is prohibited to Wabash Avenue.

Chick-Fil-A Subdivision

Location & Sketch Map

Variance of Sec. 153.158(B)(2) – Lot Arrangement

Description: Pt. NW ¼, Section 7, T15N, R5W – North side of Wabash Avenue, east of Veteran's Parkway, near the Longhorn Steakhouse

LSC Action: Recommend approval of a Variance of Sec. 153.158(B)(2) – Lot Arrangement – to allow one lot to have access from a private access easement and recommend approval of the location & sketch map.

Keenan said this development consists of two lots on 26 acres. A Chick-Fil-A restaurant is proposed on one acre with the rest being a large portion of the mall site. The restaurant will be located next to Longhorn Steakhouse. A drive-through will be accessed from the mall ring road. Since access to the development will be via a private drive (mall ring road), a Variance of Sec. 153.158 (B)(2) – Lot Arrangement was needed.

Bruce Strom moved to concur with the action of the Land Subdivision Committee on the above mentioned projects. Gregg Humphrey seconded the motion and a roll call vote was unanimous.

Keenan noted that a fourth project, **Chick-Fil-A Subdivision - Preliminary Plan**, had been listed to be heard at this meeting as well. However, SSCRPC staff will be holding this plan over one month due to an inadequate submission. He noted that there were issues with sanitary sewers. The preliminary plan is expected to be heard by the Regional Planning Commission at their December meeting. He stated that the development will not be held up by the plan being reviewed in December since the location & sketch map will be reviewed by the City Council in December.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

There was no new business.

12. SPECIAL ANNOUNCEMENTS.

There were no special announcements.

13. ADJOURNMENT.

Chairman Springs noted that the next Regional Planning Commission meeting will be held on December 17, 2014.

There being no further business, Eric Hansen moved to adjourn. Mike Farmer seconded the motion and the meeting adjourned at 9:42 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary